



CITY OF SALEM

585 Liberty St SE
Salem, OR 97301

Staff Report

File #: 17-211

Version: 1

Date: 5/8/2017

Item #: 7.1 e.

TO: Mayor and City Council

THROUGH: Steve Powers, City Manager

FROM: Lisa Anderson-Ogilvie, AICP, Interim Community Development Director

SUBJECT:

Comprehensive Plan Map Change - "Industrial" to "Industrial Commercial" for a 80- acre property located at 3290 Boone Road SE.

Ward(s): 4

Councilor(s): McCoid

Neighborhood(s): SEMCA

ISSUE:

Should City Council conduct first reading of Ordinance Bill No. 13-17 changing the Comprehensive Plan Map designation from Industrial to Industrial Commercial for an approximately 80-acre property located at 3290 Boone Road SE and proceed to second reading?

RECOMMENDATION:

Conduct first reading of Ordinance Bill No. 13-17 changing the Comprehensive Plan Map designation from Industrial to Industrial Commercial for an approximately 80-acre property located at 3290 Boone Road SE and proceed to second reading.

SUMMARY AND BACKGROUND:

On February 15, 2017, the City received an application for a Comprehensive Plan Change and Zone Change to change the Comprehensive Plan Map designation of an approximately 80-acre property from "Industrial" to "Industrial Commercial" and change the zoning from IP (Industrial Park) to IC (Industrial Commercial) (Attachment 1).

Pursuant to ORS 197.010(1), an amendment to the Comprehensive Plan Map must be approved by City Council. The Planning Commission recommends approval of the proposed Comprehensive Plan Map Change (Attachment 2). The Planning Commission has approved the proposed Zone Change, subject to the City Council's approval of the proposed Comprehensive Plan Map Change (Attachment 3).

FACTS AND FINDINGS:

On February 15, 2017, Project Delivery Group, on behalf of MWSH Boone Road Property, LLC, filed an application for a Comprehensive Plan Change and Zone Change to change the Comprehensive Plan Map designation of approximately 80 acres from Industrial to Industrial Commercial and to change the zoning from IP (Industrial Park) to IC (Industrial Commercial).

On April 25, 2017 the Planning Commission held a public hearing on the consolidated application, deliberated and approved the requested Zone Change application and moved to forward a favorable recommendation to the City Council on the Comprehensive Plan Map Change. The facts and findings supported the Comprehensive Plan Map Change can be found in Ordinance No. 13-17.

Olivia Glantz
Planner II

Attachments:

1. Vicinity Map
2. Planning Commission Recommendation
3. Ordinance No. 13-17